010.0	0002	0011.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 497,500 / 497,500
					USE VALUE: 497,500 / 497,500
					ASSESSED: 497,500 / 497,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WHITTEMORE ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MINIHAN PAULA M/TRUSTEE
Owner 2:	MINIHAN REALTY TRUST OF 2014
Owner 3:	
Street 1:	22 WHITTEMORE ST #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MINIHAN PAULA M -
Owner 2:	-
Street 1:	22 WHITTEMORE ST #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 982 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	497,500			497,500
Total Card	0.000	497,500			497,500
Total Parcel	0.000	497,500			497,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.62 | /Parcel: 506.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 194117

GIS Ref

GIS Ref

Insp Date 07/23/18

!935!

PREVIOUS ASSESSMENT

Parcel ID 010.0-0002-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	490,400	0	.		490,400	490,400	Year End Roll	12/18/2019
2019	102	FV	524,300	0	.		524,300	524,300	Year End Roll	1/3/2019
2018	102	FV	465,000	0	.		465,000	465,000	Year End Roll	12/20/2017
2017	102	FV	424,900	0	.		424,900	424,900	Year End Roll	1/3/2017
2016	102	FV	424,900	0	.		424,900	424,900	Year End	1/4/2016
2015	102	FV	393,600	0	.		393,600	393,600	Year End Roll	12/11/2014
2014	102	FV	376,100	0	.		376,100	376,100	Year End Roll	12/16/2013
2013	102	FV	376,100	0	.		376,100	376,100		12/13/2012

PRINT

Date	Time
12/10/20	16:38:11

LAST REV

Date	Time
09/16/19	11:42:20

danam

935

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINIHAN PAULA M	64390-394		10/21/2014	Convenience	1	No	No		
NOLAN SEAN	22670-224		11/30/1992		118,000	No	No		Y

USER DEFINED

Prior Id # 1:	194117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	792	Insulate	923	C				
12/9/2011	1609	Redo Bas	36,416					ADD HBATH/ENCLOSED
9/16/2002	764	Redo Kit	30,000	O		G4	GR FY04	REM BATH-KITCHEN-R

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2018	Measured	DGM	D Mann
6/7/2012	Info Fm Prmt	BR	B Rossignol
1/29/2002	Inspected	PM	Peter M
5/6/2000	Inspected	197	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7072																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/GRN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	42.000000000
Name:	114 - 7072

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	398.210
Other Features:	83750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721085
Depreciation:	223536
Depreciated Total:	497549

COMMENTS

CONDO CONVERSION 11/92,Building Number 1;
UAT 100% FIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	529.62
Special Features:	0	Val/Su Net:	321.80
Final Total:	497500	Val/Su SzAd	506.62

SKETCH

UnSketched SubAreas:
GLA: 982,
BMT: 564,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	982	398.210	391,042
BMT	Basement	564	119.460	67,377

Net Sketched Area:	1,546		Total:	458,419	
Size Ad	982	Gross Are	1546	FinArea	982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0002-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	